



## PLANNING COMMISSION MEETING MINUTES

Monday July 19, 2021 at 7:00pm | Borough Council Chambers

**Members Present:** Sarah Kipp, Martin Jolin, Dominic Picarelli, and John Rice.

**Staff Members:** Carly Marshall, Planning Director, Adam Boyer, Planning Commission Solicitor, Chad Clabaugh, Borough Engineer

**Members of the Public:** Dominic Picarelli; KPI, Alex Hayes; Gettysburg Times, Sue Cipperly

**Convene Meeting:** Planning Commission Vice Chair Martin Jolin called to order the Monday July 19, 2021 meeting of the Gettysburg Borough Planning Commission at 7:00 p.m.

**Review and Approve Agenda:** Ms. Kipp made a motion to accept the Planning Commission agenda as presented. Mr. Rice provided a second, and the motion carried unanimously.

**Review and Approve Minutes:** Ms. Kipp made a motion to accept the May 17, 2021 meeting minutes as presented. Mr. Picarelli provided a second and the motion carried unanimously.

**Public Comment:** None.

**Gettysburg Strength & Conditioning LLC:** Mr. Picarelli recused himself from Planning Commission deliberation on the Gettysburg Strength and Conditioning plan.

There was some discussion on whether the applicant satisfactorily met the requirement to have the sewer lateral for this project inspected with video to certify that the pipes are in sufficient condition. Mr. Picarelli stated that there are 6" lines connecting to two 4" sewer mains, and reported that a plumber took a video as requested and submitted the video to the Borough with a report that the pipes are in sufficient condition. The second requirement was to demonstrate the sidewalks are in good condition, which was reviewed by the Borough Zoning Officer and Engineer and both confirmed that the sidewalk in this location is in good condition.

Mr. Clabaugh noted that the pipes are made of ductile iron, which is an acceptable and durable material. Mr. Clabaugh commented that though he cannot verify the condition of the pipe due to the quality of the video submitted, the Planning Commission in his opinion has done enough to demonstrate they have done their due diligence to approve the waiver requested. Ms. Kipp asked about the life expectancy of the pipe, and Mr. Clabaugh responded the pipe itself would not fail, the life expectancy of the gaskets are approximately 50 years.

Mr. Jolin made a motion to grant Gettysburg Strength and Conditioning a waiver for 22-1009.1.B requiring each individually owned or occupied parcel to have its own sewer connection, contingent upon a note provided by the Planning Commission Solicitor regarding the shared utility agreement be recorded on the subdivision plan. Ms. Kipp provided a second, and the motion passed 3-0 with Dominic Picarelli abstaining.

Mr. Jolin made a motion to grant conditional approval of the plan subject to Borough Engineer comments less comment #4, and County comments. Ms. Kipp provided a second, and the motion passed 3-0 with Dominic Picarelli abstaining.

**Zoning Text Amendment: Standalone Surface Parking Lots:** There was some discussion on a proposed Zoning text amendment that would limit the districts where standalone parking lots would be permitted, and apply standards to those that would be permitted by right or by Special Exception in the Zoning Districts where they would be permitted. There was some discussion on making other revisions to the parking section to make the section current, including revising 27-1301 to require a suitable, stable, dust and mud free surface, as approved by the Borough or its designee for residential parking. The Planning Commission also agreed by consensus that they are in favor of increasing landscaping requirements for standalone parking lots. There was discussion relating to adding language for pedestrian movement through the parking lot, to consider adding requirements for bicycle parking, and add a standard that would require the applicant for a standalone parking lot to update the adjacent sidewalk to Borough specifications and install the Gettysburg Inner Loop if on a proposed route. Bicycle requirements could include 1 bicycle space for 4 vehicle parking spaces, and one additional bicycle space for every "x" number of vehicle spaces.

**Zoning Text Amendment: Short Term Lodging:** Ms. Marshall presented updated language for the proposed Zoning text amendment relating to Short-Term Lodging. Mr. Picarelli made a motion to recommend approval of the Zoning Text Amendment as presented, including the changes reviewed on July 19, 2021. Mr. Jolin provided a second, and the motion carried 4-0.

**Announcements:** Mr. Jolin announced the next Planning Commission Meeting is August 17, 2021 in Borough Council Chambers.

**Additional Comments from Planning Commissioners:** There was some discussion relating to waiver requests for the separation of sewer for minor subdivision plans, and the Planning Commission requested a checklist for the plumber to certify as a condition of waiver requests. The form should include, size, material, depth, sufficiency of slope, and life expectancy of the existing sewer pipes. It should also include a section for the applicant that states that the sidewalk condition generally meets the criteria of the Sidewalk Ordinance and is in good repair, and there should be language included that they can put on the plan for the shared utilities agreement.

Mr. Boyer informed the Planning Commission that the State updated the Sunshine Act requiring municipalities to post meeting agendas at least 24 hours in advance of the meeting, and that action can only be taken on items posted on that agenda.

**Public Comment:** Ms. Cipperly stated that she agrees with comments from the County. She is interested in standards relating to parking on grass, she has seen problems with this in her neighborhood. She agrees that it is good to not require paving, but grass is an inappropriate parking surface. Ms. Cipperly also commented that it is good to require green around parking areas and between parking lots to prevent them from heat increase and prevent it from looking like a big, expansive parking lot.

**Adjournment:** Ms. Kipp made the motion to adjourn at 8:30 p.m., Mr. Picarelli provided a second, and the motion carried unanimously.